

Energy performance certificate (EPC)

Unit D
A30 Business Park
Off Lodge way
Indian Queens
Cornwall
TR9 6FZ

Energy rating

A+

Valid until:

4 August 2036

Certificate number:

0877-1322-6615-2054-3320

Property type	Offices and Workshop Businesses
Total floor area	290 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A+.

The figure shows a horizontal bar chart representing the energy rating scale. The ratings are A+, A, B, C, D, E, F, and G, arranged from left to right. Each rating is associated with a range of CO2 emissions in kg/m² per year. A+ is 'Under 0', A is '0-25', B is '26-50', C is '51-75', D is '76-100', E is '101-125', F is '126-150', and G is 'Over 150'. The bars are color-coded: A+ is green, A is light green, B is medium green, C is dark green, D is yellow, E is orange, F is dark orange, and G is red. A green arrow points to the A+ rating, labeled '-1 A+' and 'Net zero CO2'.

Energy Rating	CO2 Emissions Range (kg/m² per year)
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0877-1322-6615-2054-3320?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	11 A
If typical of the existing stock	42 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	-0.37
Primary energy use (kWh/m2 per year)	-8

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3887-5167-9041-3787-9730\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Raj Chall
Telephone	01412551360
Email	info@scottishenergyservices.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022620
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Scottish Energy Services
Employer address	34 (Suite 1/1) St Enoch Square Glasgow G1 4DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 August 2026
Date of certificate	5 August 2026